



THE STORY OF

24 The Lawn

Fakenham, Norfolk

SOWERBYS



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24 The Lawn

Fakenham, Norfolk
NR21 8DT

Tranquil Location with Far
Reaching Countryside Views

Detached Bungalow

Three Double Bedrooms

Two Bathrooms

Two Reception Rooms

Kitchen Breakfast Room

Utility Room

Double Garage and Off Street Parking

Conservatory

Central Town Location

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Situated just a short walk from the town centre, yet in a completely private and peaceful location, No. 24 is a perfectly proportioned and well-arranged single-storey home.

Turn off bustling Norwich Road, down through The Lawn, and at the very end you'll find No. 24, nestled against the southern edge of the town alongside the countryside beyond.

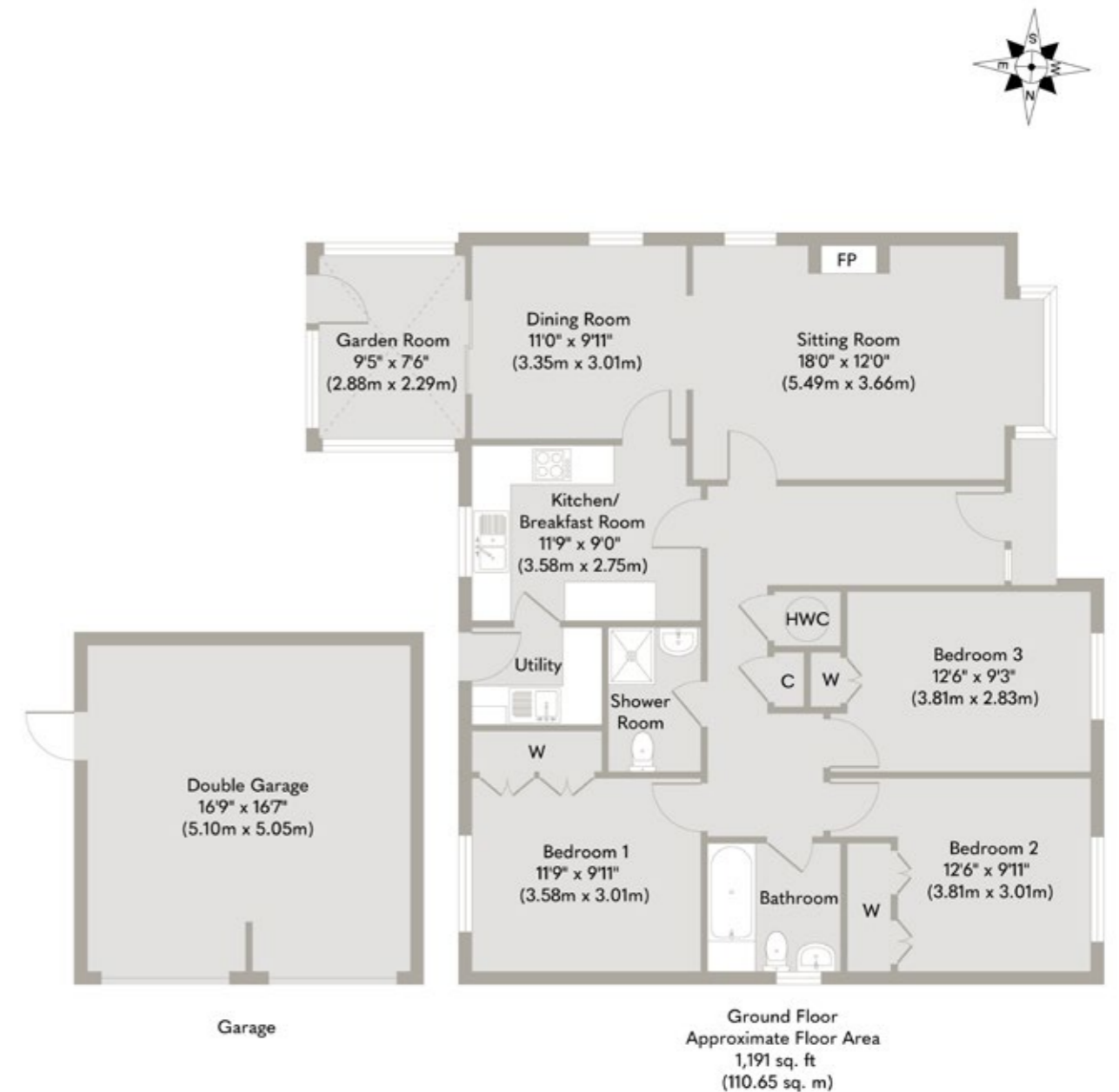
Although still in its original layout, the home remains highly practical for modern living. Almost all rooms lead off the central hall, with the living and entertaining spaces on one side. The sitting room opens to the dining room, with the kitchen beside it, and all three flow naturally together. The conservatory is the real highlight, perfectly positioned to make the most of the wonderful meadow views beyond.

On the opposite side of the property, three generous double bedrooms all feature fitted wardrobes, served by a family bathroom and a separate shower room with a newly fitted electric power shower.

Externally, the home is equally impressive. To the front is a rare brick-built double garage - unique within The Lawn, where most properties have just one - along with two off-street parking spaces. A patio garden is accessed from the utility room, while the remainder of the garden is laid to lawn. Thanks to its slightly elevated position, No. 24 enjoys those far-reaching countryside views whether you are relaxing in the conservatory or dining alfresco on the patio.

For those seeking the tranquillity and views of village life, the usual compromise is a lack of amenities. Not so at No. 24. Here, you can enjoy the bucolic spectacle of grazing animals in the meadows adjacent to the property, yet remain just a five-minute walk from everything this beautiful North Norfolk market town has to offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from Sowerbys



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SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 0310-2648-4350-2424-0881

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///morphing.tripped.keen

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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